



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-104673-25

In the matter of: 161 WORTHINGTON AVE
RICHMOND HILL ON L4E4N7

Between: Arash Abbasi Landlord
Maha Naqhiboasadat
Leila Haj Momeni

And

MERDELYN GLORIA KERR Tenant
AUDLEY BAKER

Arash Abbasi, Maha Naqhiboasadat and Leila Haj Momeni (the 'Landlord') applied for an order to terminate the tenancy and evict MERDELYN GLORIA KERR and AUDLEY BAKER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

Only the Landlord's legal representative Alireza Hesami attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending March 15, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 24, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor, Toronto ON M7A 2G6. If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.